



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-03
DATE: January 9, 2014
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed Single Family Residential Development

APPLICANT: Shay Development
LOCATION: South side of Lindsey Street between 24th Avenue SE and 36th Avenue SE
WARD: 5

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a single family residential development. This property is currently zoned A-2, Rural Agricultural District, and rezoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, January 23, 2014 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

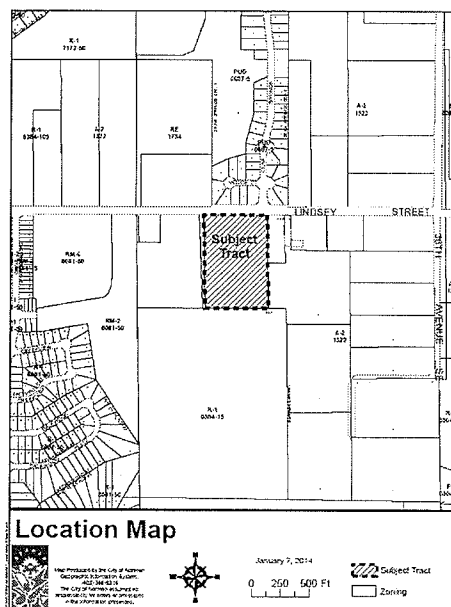
This applicant has filed a concurrent application for Planning Commission consideration of this project at their February 13, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Saeed Farzaneh, (405) 414-5566 mornings. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-03

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Shay Development / Saeed Farzaneh Owner: Hal Pierce + Gwen Reichert	ADDRESS P.O. Box 70162 Norman, OK 73070
EMAIL ADDRESS farzanehe@yahoo.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Saeed Farzaneh 414-5566 BEST TIME TO CALL: Morning

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located Lindsey St between 36th Ave + 24th Ave

and containing approximately 10.43 Acres acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Single Family Residential

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to R-1 District(s)
☐ Special Use for _____
☒ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☐ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: A-2
 Current Plan Designation: Low Density Res

Concurrent Planning Commission Review Requested: ☒

Received on: 1-6-14
 at 4:30 a.m. pm
 by [Signature]

STONE LAKE ADDITON

BEING A PART OF THE NE1/4, SEC. 3, T8N, R2W, 1M
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

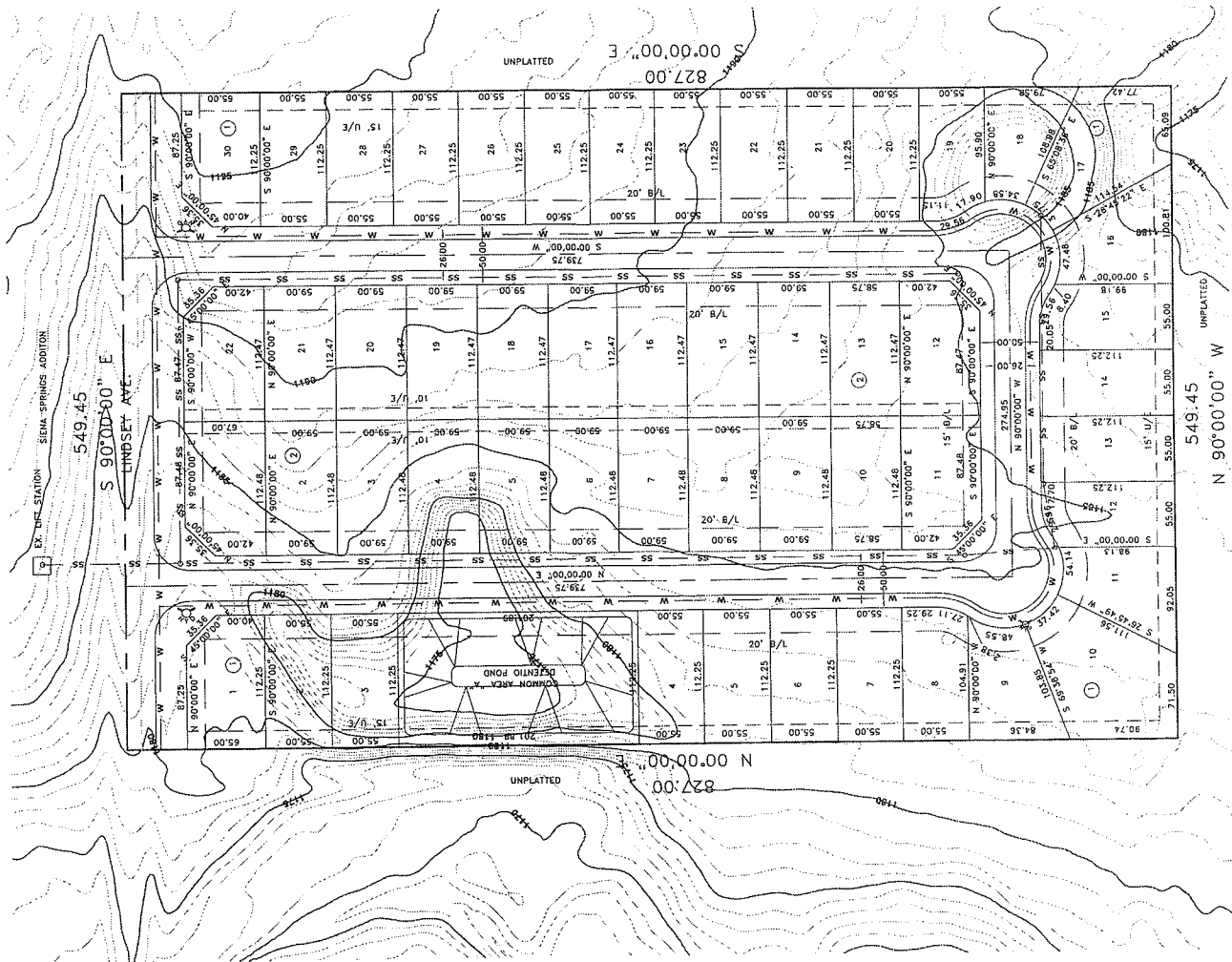
OWNER OF RECORD:
HAY DEVELOPMENT
P.O. BOX 720162
TULSA, OK 74116
TOTAL LOTS: 52
TOTAL AREA: 10.00
DENSITY: 5.2 LOTS/AC
CURRENT ZONING: A
PROPOSED ZONING:

DESCRIPTION

northeast Quarter (NE/4) of Section Three (3), Township Eight
age Two (2) West of the Indian Meridian, Cleveland County,
re particularly described as follows: Beginning at a point 1495
33 feet South of the Northeast Corner of said Northeast

);
49.45 feet;
827 feet;
49.45 feet;
827 feet to 1

ICE DETENTION FACILITY EASEMENT

[illegible]

PRELIMINARY PLAT



McGraw-Hill
617 N.W. 27th
Avenue, Suite 200
Fort Lauderdale, FL 33304

REGISTERED

STONE
PR-

SHEET N